



STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 778  
DOVER, DELAWARE 19903

NICOLE MAJESKI  
SECRETARY

January 5, 2022

Nicole R. Kline-Elsier, P.E., PTOE  
McMahon Associates, Inc.  
835 Springdale Drive, suite 200  
Exton, PA 19341

Dear Ms. Kline-Elsier:

We have reviewed the Preliminary TIS that we received on December 15, 2021, for the **Royal Farms #369 - Bear** Retail Development (Tax Parcels: 10-034.00-012, 10-034.00-013, and 10-034.00-097). Upon our review we found there is one item that needs to be addressed. Please make the following change and then resubmit the Preliminary TIS.

On Table 5, the gross floor area for the site is written as 4,469 square feet however, in the scoping meeting memo and the Preliminary TIS executive summary, the gross floor area is written as 4,649 square feet. The AM, PM and SAT trip generation values are larger than both the ITE generation for both values. Please confirm the square footage of the development and please use the peak hour of adjacent street traffic for AM and PM and peak hour of generator for SAT. For AM and SAT, please use the fitted curve equation.

You may contact Ms. Annamaria Furmato at [Annamaria.Furmato@delaware.gov](mailto:Annamaria.Furmato@delaware.gov) if you have any questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.  
County Coordinator

TWB:afm

cc: Todd Sammons, Assistant Director, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination  
Annamaria Furmato, Project Engineer, Development Coordination

